

THE HIGHLAND COUNCIL

SOUTH PLANNING APPLICATIONS COMMITTEE
18 August 2015

15/02282/PAN: 3A Partnership Ltd.
Land south of Drumossie Hotel, Drumossie, Inverness

Report by Area Planning Manager – South

Agenda Item	5.5
Report No	PLS/057/15

Proposal of Application Notice

Description : Proposed tourist and commercial development comprising holiday accommodation, related retail and catering facilities, parking, landscaping, and reception/facilities buildings.

Ward : 20 – Inverness South

1.0 BACKGROUND

- 1.1 To inform the Planning Applications Committee of the submission of the attached Proposal of Application Notice (PAN).
- 1.2 The submission of the PAN accords with the provisions of the Planning etc. (Scotland) Act 2006 and was lodged on 17 July 2015. Members are asked to note this may form the basis of a subsequent planning application.
- 1.3 The submitted information attached includes:
 - Proposal of Application Notice
 - Location Plan

2. DESCRIPTION OF PROPOSED DEVELOPMENT

- 2.1 Development of a tourism and commercial development to include holiday accommodation. In addition, related retail and catering facilities are to be provided together with associated landscaping, parking and reception building. The total GFA excluding residential units is 3500 sq m.

3.0 SITE DESCRIPTION

The site is located on agricultural land located immediately to the south of the grounds of the Drumossie Hotel. The ground rises southwards towards the A9 Milton of Leys inter-junction and is bounded on the west side by the A9. The site is of rough grazing and trees are located along the boundaries. The Drumossie Hotel adjoins the north boundary and is set at a lower ground level.

4.0 DEVELOPMENT PLAN

The following policies are likely to be relevant to the assessment of the proposal:

4.1 Highland-wide Local Development Plan 2012

28	Sustainable Design
29	Design Quality and Place-Making
31	Developer Contributions
32	Affordable Housing
40	Retail Development
41	Business and Industrial Land
43	Tourism
44	Tourist Accommodation
51	Trees and Development
56	Travel
57	Natural, Built and Cultural Heritage
58	Protected Species
61	Landscape
66	Surface Water Drainage
75	Open Space
77	Public Access

4.2 Inner Moray Firth Local Development Plan – adopted July 2015

Policy 1	Promoting and Protecting City and Town Centres
Policy 2	Delivering Development

4.3 Highland Council Supplementary Guidance (SG)

- Sustainable Design Guide
- Developer Contributions
- Affordable Housing

- Managing waste in new developments
- Open Space
- Public Art Strategy

5.0 POTENTIAL MATERIAL PLANNING CONSIDERATIONS

The site is not allocated for development in the adopted Inner Moray Firth Local Development Plan. The relevant policies in the Highland-wide Local Development Plan are noted in the sections above.

Key considerations will be to take into account and to assess the suitability of the site for the development proposed having due regard to the relevant policies of the Development Plan, Supplementary Planning Guidance and Scottish Planning Policy and Guidance. In addition, the following issues will be taken into account:

- The proposed use
- Retail Impact Assessment
- Scale, form and layout of development
- Phasing of development
- Provision of infrastructure
- Parking and traffic management issues, including impact on trunk road network
- Provision of affordable homes (if appropriate)
- Other relevant Scottish Government planning policy and guidance including:
 - Scottish Planning Policy (The Scottish Government, June 2014)

6.0 CONCLUSION

6.1 The report presents the information submitted to date as part of the PAN. Summarised are the policy considerations against which any future planning application will be considered as well as the potential material planning considerations and key issues based on the information available to date. The list is not exhaustive and further matters may arise as and when a planning application is received and in the light of public representations and consultation responses.

7.0 RECOMMENDATION

It is recommended the Committee notes the submission of the PAN and advises of any material issues it wishes to be brought to the applicant's attention.

Signature: Allan J Todd
 Designation: Area Planning Manager - South
 Author: Nicola Drummond
 Background Papers: Documents referred to in report and in case file.
 Relevant Plans: Plan 1 – Location plan

17 JUL 2015

RECEIVED



PROPOSAL OF APPLICATION NOTICE MOLADH BRATH IARRTAIS

The Town and Country Planning (Scotland) Act 1997 as amended by the Planning Etc. (Scotland) Act 2006
Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2008

The Council will respond within 21 days of receiving the Notice. It will advise whether the proposed Pre-application Consultation is satisfactory or if additional notification and consultation above the statutory minimum is required. Please note that a planning application for this proposed development cannot be submitted less than 12 weeks from the date the Proposal of Application Notice is received by the Council and without the statutory consultation requirements having been undertaken. The planning application must be accompanied by a Pre-application consultation report.

Applicant	... 3A PARTNERSHIP LTD	Agent	... G H Johnston Building Consultants Ltd
Address	... C/O AGENTS	Address	... Willow House
	.....		... Stoneyfield Business Park
	.....		... INVERNESS IV2 7PA
Phone No.	.....	Phone	... 01463-237229
E-mail	.....	E-mail	... admin@ghjohnston.co.uk

Address or Location of Proposed Development Please state the postal address of the prospective development site. If there is no postal address, please describe its location. Please outline the site in red on a base plan to a recognised metric scale and attach it to this completed Notice

LAND ADJOINING NEW DRUMOSSIE HOTEL TO THE SOUTH, ADJACENT TO THE B9177 - IV2 5BE

Description of Development Please include detail where appropriate – eg the number of residential units; the gross floorspace in m² of any buildings not for residential use; the capacity of any electricity generation or waste management facility; and the length of any infrastructure project. Please attach any additional supporting information.

Proposed tourism and commercial development comprising holiday accommodation,
related retail and catering facilities, parking, landscaping, reception/
facilities building - total non-residential floor space approximately 3500sq.m.

Pre-application Screening Notice

Has a Screening Opinion been issued on the need for a Proposal of Application notice by the Highland Council in respect of the proposed development?

If yes please provide a copy of this Opinion.

YES.....

NO.....^x

Community Consultation [See checklist of Statutory minimum consultation attached]

State which other parties have received a copy of this Proposal of Application Notice.

Community Council/s

Date Notice Served

WESTHILL COMMUNITY COUNCIL

17 JULY 2015

Names/details of any other parties

Date Notice Served

TRANSPORT SCOTLAND

17 JULY 2015

Please give details of proposed consultation

Proposed public event

Venue

Date and time

Public Exhibition

Inshes Church

03.09.15 3.00 - 6.30pm

Newspaper Advert – name of newspaper

Advert date(where known)

Inverness Courier

Friday 28.08.15

Details of any other consultation methods (date, time and with whom)

Further information from G H Johnston Building Consultants Ltd

Signed

Date 16 JULY 2015

On behalf of 3A Partnership Ltd